

**SHELTON PLANNING AND ZONING DEPARTMENT
QUARTERLY REPORT
July 1, 2004 – September 30, 2004**

Members: Alan Cribbins, Chairman
Patrick Lapera, Vice-Chairman
Daniel Oraziotti, Secretary
Leon Sylvester, Regular
Anthony S. Pogoda, Regular
William Papale, Regular
Karen Tomko/McGovern Alternate
Jason Perillo, Alternate

Staff: Richard D. Schultz, AICP, Planning and Zoning Administrator
Patrick J. Tisi, Asst. Planning and Zoning Administrator/ZEO
Thomas H. Dingle, Zoning Enforcement Officer

Regular Meetings: July 13, 2004
August 10, 2004
September 14, 2004

Special Meetings: July 27, 2004
September 28, 2004

GENERAL

The Planning and Zoning Department continued to remain busy with both non-residential and residential development proposals. Residential construction continued at a moderate rate due to favorably market conditions. Staff conducted several meetings to provide zoning and planning assistance to developers, landowners and others interested in commercial and residential development.

The Commission met an average of two meetings a month to review and act on various zoning and planning applications and referrals. Staff continued to work on the on-going Downtown Plan, various zoning regulations amendments, and assisted the Plan Update Committee. Two (2) public hearings were held to consider one (1) SDA overlay petition, one (1) petition for PDD zone change, one (1) request for extension to complete two PDD developments, two (2) Special Exception Applications and one (1) CBD overlay extension initiated by the Commission.

I. I. PLANNING AND ZONING ADMINISTRATOR

The Planning and Zoning Administrator received and processed the following applications for this period:

APPLICATIONS	FEES COLLECTED
1. One (1) Subdivision Application: (1 new lot) :	\$70
a. a. Tamburo Subdivision: Maple Avenue (2 lots)	

2. One (1) Re-subdivision Application:	\$70
a. Lot 32, Shelton Heights, Ivy Brook Road	
3. Three (3) Site Plan Applications:	\$745
a. Stratford Industrial Park: 740 River Road	
b. Anco Engineering: 217 Long Hill Cross Road	
c. 5 Apartments: 100 Center Street	
4. Zero (0) Modification to Site Plan Applications:	\$0
5. Two (2) Special Exception Applications:	\$1560
a. Lot 32: Ivy Brook Road	
b. Gary Knauf: Bridgeport Avenue	
6. Zero (0) Modification of Special Exception:	\$0
7. Zero (0) Temporary Special Exception Applications:	\$0
8. Zero (0) PRD Application:	\$0
9. Zero (0) CRD Application:	\$0
10. One (1) SDA/CBD Overlay Zone:	\$0
a. PZC initiated: East Canal Street	
11. Zero (0) PDD Zone Change:	\$0
12. One (1) Detailed Development Plans (PDD):	\$250
a. Veterinary Properties LLC: 895 Bridgeport Avenue	
13. Zero (0) Modification of PDD:	\$0
14. One (1) Zoning Regulations Amendments:	\$780
a. Shelton Realty Associates, LLC: creation of R-6 Zone	
15. Zero (0) Subdivision Regulations Amendments:	\$0
16. One (1) Zoning Map Amendment:	\$780
a. Shelton Realty Associates, LLC: R-1 to R-6 Zone (Tall Farm)	
17. Zero (0) Coastal Area Management Site Plan:	<u> \$0</u>

Total Revenue \$4395.00

The Administrator also attended and participated in the following meetings/conferences:

1. Eight (8) Workshops with Planning Consultant
2. Eleven (11) Plan Update Advisory Committee Meetings

II. COMMISSION ACTION

Approved:

1. 1. Four (4) Subdivision Applications: (**total: 39 new residential building lots and 1 industrial building lot**):
 - a. Crossroads Estates: Birdseye Road Extension (2 lots)
 - b. Lot 32, Shelton Hghts Industrial Park: Ivy Brook Road (1 lot)
 - c. Tamburo Subdivision: Maple Avenue (2 lots)
 - d. Vistas at White Hills: East Village Road/Wabuda Place (37 lots)
2. 2. Zero (0) Re-subdivision Application:
3. 3. Three (3) Site Plan Applications:
 - a. White Hills Shopping Cte (9,200 sq. ft. new bldg): Leavenworth Road
 - b. Stratford Industrial Park (3,200 sq. ft. bldg expansion): 740 River Road
 - c. Anco Engineering (19,400 sq. ft. bldg and parking expansion): 217 Long Hill Cross Road
4. 4. Two (2) Modification to Site Plan Applications:
 - a. a. Latex Foam (Loading dock expansion): 510 River Road
 - b. b. OEM Controls (8,811 sq. ft. bldg. expansion): 20 Controls Drive
5. 5. One (1) Coastal Area Management (CAM) Application:
 - a. Stratford Industrial Park (bldg. expansion-see 3b above): 740 River Road
6. One (1) Special Exception Application:
Commercial
 - a. a. Ct Commercial Investors (re-occupancy by bank with drive-thru): 819 Bridgeport Avenue
7. Zero (0) Temporary Special Exception Applications:
8. One (1) Zoning Regulations Amendments:
 - a. a. Sal Matto: IA-3 to R-3: Fanny Street
9. Zero (0) Subdivision Regulations Amendment:
10. Zero (0) Zoning Map Amendment:
11. Two (2) SDA Overlay Zones:
 - a. a. R.D. Scinto: Parrot Drive
 - b. b. Veterinary Hospital: 895 Bpt. Avenue and vicinity
12. Five (5) Planned Development Districts (PDD):
 - a. a. Commercial
 1. 1. Shelton Veterinary Center (3,800 sq. ft. new building): 560 Huntington Street (Detailed Development Plans)
 2. 2. Crown Point Phase II (three new bldg's. 22,050 sq. ft. total) Bridgeport Ave.(Detailed Development Plans)

3. 3. Emergency Veterinary Hospital (14,000 sq. ft. new bldg.): 895 Bridgeport Avenue (Basic Development Plans)

b. b. Residential

1. 1. Renaissance Apartments (204 units): Parrot Drive (Basic Development Plans)
2. 2. Woods at Lake Road (16 single family dwellings): Lake Road (Basic Development Plans)
3. 3. River Road Partners (135 condo units): River Road (Detailed Development Plans)

13. One (1) Modification of Detailed Development Plans (PDD): Road

a. Commercial

1. Sears Plaza (3,250 sq. ft. new bldg.): 707-711 Bridgeport Avenue

14. Zero (0) Planned Residence District (PRD):

15. Zero (0) Conservation Residential Development (CRD):

16. Five (5) Bond: Release/Reduction/Call

- a. a. Brownson Drive:- called driveway bond
- b. b. 20 Ivy Brook Road-release of performance bond
- c. c. Lexington Estates-release of performance bond
- d. d. Huntington Wood-reduction of performance bond
- e. e. Boehm Pond Woods-reduction of performance bond

17. Three 8-24 Referrals:

- a. a. Wiacek Farm acquisition- reported favorably
- b. b. Tall Farm acquisition – reported favorably
- c. c. Improvements to Buddington Rd/Judson Street intersection - reported favorably
- d. d. Extension of Pawtucket Avenue-reported unfavorably

18. Four (4) Miscellaneous:

- a. a. Authorized legal action against 17 Brookpine Drive
- b. b. Authorized legal action against 649 Walnut Tree Hill Road
- c. c. Authorized legal action against 40 Surrey Drive
- d. d. Authorized to use portable rock crusher at Ivy Brook Road

19. Two hundred four (204) Applications for Certificate of Zoning Compliance

a. Single Family Dwellings	58	
b. Two Family Dwellings	0	
c. Apartment Units	0	
d. Condominium Units	<u>0</u>	<u>58 dwelling units this quarter/93 Total Dwelling Units</u>
e. Accessory Dwelling Units	8	<u>for 2004 Calendar Year</u>
f. Family Day Care Home	0	
g. Group Day Care Home	0	
h. Additions	50	
i. Accessory Structures (sheds, etc.)		15
j. Pools	21	

k. Signs	10
l. Retail/Commercial Office Occupancy Approval	7
m. Corporate/Industrial Occu. Appl.	1
n. Home Office	10
o. Home Occupation	0
p. Decks	22
q. Barn	1
r. Conversion of 3 family to 2	1
s. Temporary tent	1
t. Revival meeting	1
u. Temporary Trailer extension	1
v. Move driveway cut	1
w. HVAC renovation	1
z. Canopy Addition	1
z1. Parking Modification	1
z2. Earth removal	1
z3. Soil and erosion control	1

20. Denied/Withdrawn

- a. a. Certificate #3699: Take-out pizza – 99 Center Street – denied
- b. b. Application #03-63: Modification of PDD #32 (apartments): Research Drive-denied
- c. c. Application #04-13: SDA Overlay (Schaible) : Lake Road – denied
- d. d. Application #04-15: Cappiello Estates Subdivision: Kneen Street – withdrawn
- e. e. Application #04-22: PDD zone change (Zuckermen): Long Hill Avenue - denied

II. II. ZONING ENFORCEMENT OFFICER

The Department’s Zoning Enforcement Officers responsible for the enforcement and interpretation of the local zoning regulations and enforcement of sediment and erosion control, received and processed the following:

Zoning Complaints

Complaints received	8
Complaints resolved	7
Pending complaints	6
Notices of Violations issued	2
Cease and Desist Orders issued	2
Court Action initiated	0
Court Injunctions issued	0
Stop Work Orders	3
Notice of Deficiency	2

Office Revenue

143- Applications for Certificate of Zoning Compliance	\$2,860
16 – Zoning Regulations	400
0 – PDD Inventory	0
14 - Zoning Maps	75
6 – Subdivision Regulation	60
0 – Plan of Development	0
8– Accessory Dwelling Unit	960

0- Rte. 8 Update
Miscellaneous

0
19.50
\$4376.50

Total Revenue

Weekly Project Inspections Conducted:

1. Turtle Rock Estates Subdivision
2. Ice Skating Rink
3. Meadow Wood Estates Subdivision
4. Huntington Estates Subdivision
6. 6. Boehm Pond Woods Subdivision
7. 7. Scenic Lane Estates
8. 8. Trolley Bridge Condominiums
9. 9. Hidden Meadow Estates Subdivision
10. Four Winds
11. Deanwood Meadows
12. River Highlands Subdivision
13. Deer Run Estates Subdivision
14. Crystal Lane Estates Subdivision
15. Deer Park Estates
16. Huntington Wood
17. Lexington Estates Subdivision